70 Collier Street
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# City of Barrie

## Final

## Affordability Committee

**Wednesday, December 4, 2024** | **6:00 PM** | **Council Chambers**

### AFFORDABILITY COMMITTEE REPORT
### For consideration by General Committee on December 11, 2024.

The meeting was called to order by Chair, Councillor C. Nixon at 6:00 p.m. The following were in attendance for the meeting:

**Present:** 4 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Co-Chair – Councillor C. Nixon
Co-Chair – Councillor J. Harris

**ALSO PRESENT:**
Councillor, C. Riepma
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, B. Hamilton

**STAFF:**
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Director of Economic and Creative Development, S. Schlichter
Director of Recreation and Culture Services, D. Bell
Executive Director of Development Services, M. Banfield
Fire Chief, K. White
General Manager of Access Barrie, R. James-Reid
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Legislative Coordinator, D. Glenn
Planner, R. Anderson
Planner, K. Rampersaud
Senior Policy Advisor and Special Projects Coordinator, E. Chappell
Service Desk Specialist, K. Kovacs.

The Affordability Committee met for the purpose of the Public Meetings at 6:01 p.m.

Councillor Nixon advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department.

Councillor Nixon confirmed with the Executive Director of Development Services that notification was conducted in accordance with the Planning Act.

The Affordability Committee met and reports as follows:

## SECTION "A"

**TMP-33224** **ZONING BY-LAW AMENDMENT - 282 KING STREET (WARD 7) (FILE: D30-022-2024)**

Angela Baldwin from Baldwin Planning and Development Consultants advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands known municipally as 282 King Street, Barrie.

Ms. Baldwin discussed slides concerning the following topics:

- The site application context, development proposal and surrounding Land uses;
- Existing use of lands, Land use designation and zoning;
- Draft City-wide Bylaw proposed zoning and development application; and
- Next steps in the application.

Krishtian Rampersaud, Planner in the Development Services Department provided an update concerning the status of the application. He advised that the primary planning and land use matters are currently being reviewed. Mr. Rampersaud discussed the anticipated timelines for the staff report regarding the proposed application.

Members of Committee did not ask any questions

**WRITTEN COMMENTS:**

1. Correspondence from Alectra Utilities dated November 11, 2024.

2. Correspondence from Nottawasaga Valley Conservation Authority dated November 15, 2024

3. Correspondence from Enbridge Gas dated November 19, 2024.

TMP-33226 **ZONING BY-LAW AMENDMENT - 127 AND 131 ARDAGH ROAD (WARD 6) (FILE: D30-019-2024)**

Dafne Gokcen from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands known municipally as 127 and 131 Ardagh Road, Barrie.

Ms. Gokcen discussed slides concerning the following topics:

- The site context of the subject lands and surrounding areas uses;
- Existing land use designations and zoning;
- Development concept and site specific provisions; and
- Neighbourhood meeting results, required studies and policy context.

Riley Anderson, Planner in the Development Services Department provided an update concerning the status of the application. She advised that the primary planning and land use matters are currently being reviewed. Ms. Anderson discussed the anticipated timelines for the staff report regarding the proposed application, concerns received regarding the application an update on comments provided at the neighbourhood meeting.

Members of Committee asked a number of questions and received responses.

**VERBAL COMMENTS:**

1. Brian Smith, 5 Duff Crescent, advised that he was against the proposed zoning by-law amendment application. Mr. Smith shared his concerns related to increased density, the number of special provisions, as well as the negative impacts he feels the proposed development will have on the surrounding neighbourhood.

2. Luciano Garcia, 214 Patterson Road advised that he was against the proposed zoning by-law amendment application. Mr. Garcia shared is concerns related to the height of the development, and privacy. He advised that he felt that if the rear yard setback was increased it would allow for privacy and address his concerns related to overcrowding.

3. Harjinder Singh, 212 Patterson Road advised that he was against the proposed zoning by-law amendment application. Mr. Singh noted his concerns related to treelines, overcrowding of the roads, and lack of privacy.

**WRITTEN COMMENTS:**

1. Correspondence from Enbridge Gas dated November 18, 2024.

2. Correspondence from Nancy Kauk dated December 4, 2024.

The Affordability Committee met and reports as follows:

**SECTION "B"**

**TMP-33319** **REPORT OF THE HERITAGE BARRIE COMMITTEE MEETING DATED NOVEMBER 26, 2024**

The Report of the Heritage Barrie Committee dated November 26, 2024, was received.

The Affordability Committee met and recommends adoption of the following recommendation(s):

**SECTION "C"**

**HB 1** **DOORS OPEN BARRIE**

That staff in Economic and Creative Development and Recreation and Culture Services investigate the feasibility of including Doors Open as a City initiated event including integration with Culture Days Programming and report back to the Heritage Barrie Committee.

This matter was recommended (Section "C") to General Committee for consideration of adoption at its meeting to be held on 12/11/2024.

**ADJOURNMENT**

The meeting adjourned at 6:41 p.m.

CHAIRMAN